

Mission del Lago Tax Increment Reinvestment Zone #6

Status Report



Background

- **Designated:** August 19, 1999
- **Termination Date:** September 30, 2025
- **Developer Initiated**
- **Location:** Along U.S. 281 South, outside Loop 410 (surrounds Mission del Lago Municipal Golf Course)
- **Developer:** Mission del Lago, Ltd.
- **Average Sales Price of Home:** Single Family - \$114,000.00 / Multi Family - \$50,000.00
- **City Council District:** 3
- **Local School District:** Southside ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 118
- **State Senator District:** 19
- **Proposed Developments:** 2,734 single-family homes, 280 multi-family homes and 287,600 sq. ft. of retail/office commercial
- **Zone Term:** 26.08 Years
- **Participating Taxing Entities:** City of San Antonio, Bexar County, University Health System, Southside ISD and Alamo Community College District
- **Size:** 812.132 Acres
- **Base Value:** \$1,323,410.00
- **Zone Current Value:** \$58,421,020
- **Amount Paid to Developer:** \$2,622,035
- **Balance Due:** \$1,189,517.48

Construction Schedule

Year	Phase	Proposed Development	Actual Development
2003	I	43 single-family	0
2004	II	38 single-family	64
		280 multi-family	280
2005	III	133 single-family	50
2006	IV	136 single-family	52
2007	V	144 single-family	69
2008	VI	136 single-family	41
		62,600 sq. ft. retail/office commercial	0
2009	VII	136 single-family	4
2010	VIII	136 single-family	0
2011	IX	136 single-family	0
		100,000 sq. ft. retail/office commercial	0
2012	X	136 single-family	0
2013	XI	130 single-family	0
2014	XII	130 single-family	0
2015	XIII	130 single-family	0
2016	XIV	130 single-family	0
2017	XV	130 single-family	0
2018	XIV	130 single-family	0
2019	XVII	130 single-family	0
2020	XVIII	130 single-family	0
2021	XIX	130 single-family	0
		125,000 sq. ft. retail/office commercial	0
2022	XX	130 single-family	0
2023	XXI	130 single-family	0
2024	XXII	130 single-family	0
	Total	2,734 single-family	280
	Total	280 multi-family	280
	Total	287,600 sq. ft. retail/office commercial	0

Participation Summary					
Taxing Entities	COSA	Bexar County	University Health System	Southside ISD	ACCD
Participation Rate	100%	100%	75%	100%	50%
Maximum Dollar Contribution	\$20,740,729	\$10,303,073	\$6,557,181	\$36,808,439	\$358,888
Contribution to Date	\$849,975.00	\$310,100	\$280,752.00	\$1,899,770.00	\$80,037.00

Pending Items: Developer submitted invoice for review (\$3.2 million); staff has reviewed and recommending approval of \$2.1 million; developer is responding to deficiencies